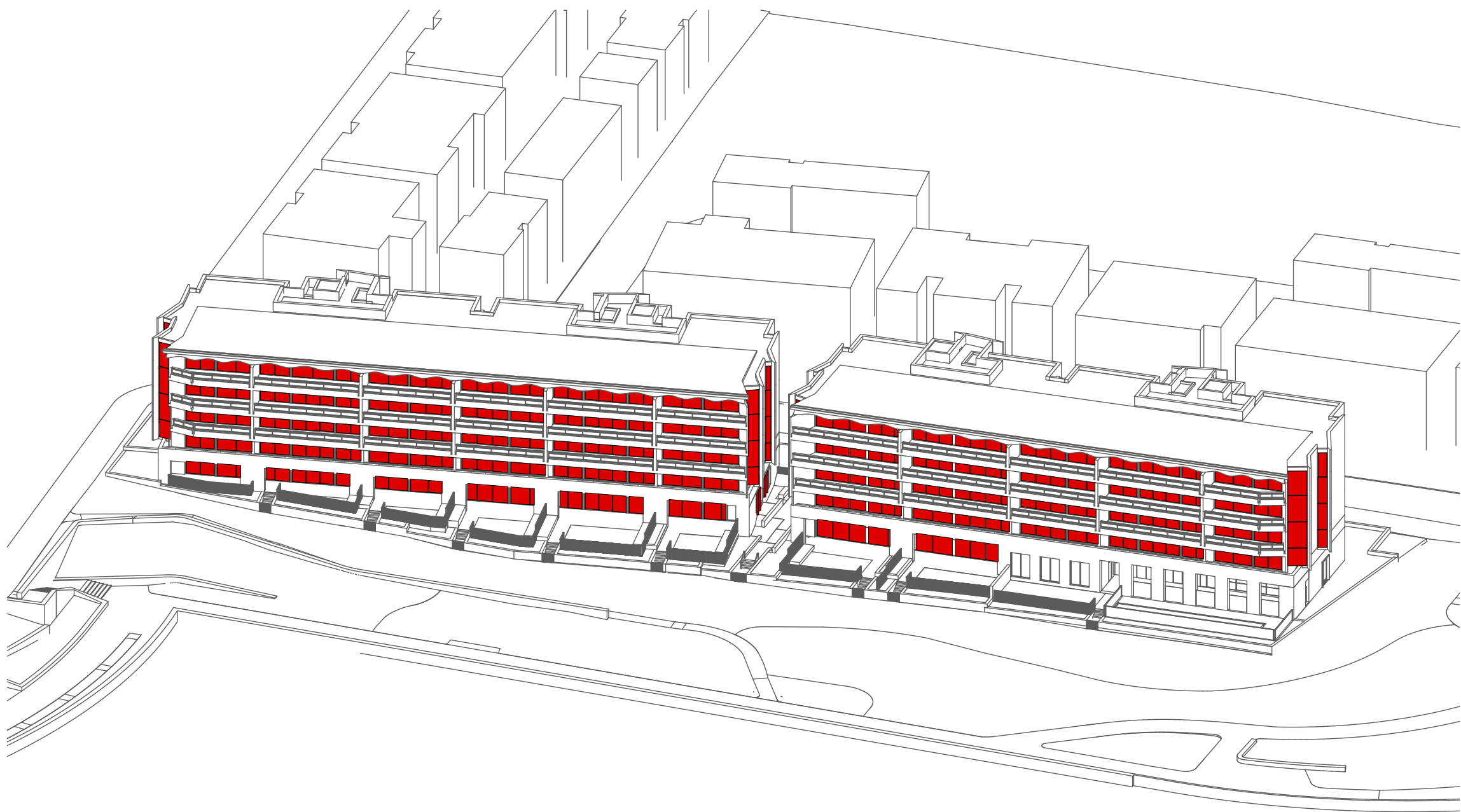




01 View from the sun - 21/06 - 08:00am



02 View from the sun - 21/06 - 9:00am



03 View from the sun - 21/06 - 10:00am

DATE OF ISSUE: 13/05/22
REASON: CONSULTANT REFERENCE &
FINAL CO-ORDINATION

W
B
M
Y
C
300mm
250mm
200mm
150mm
100mm
50mm

This drawing is to be read in conjunction with all relevant project documentation (incl. written architectural specifications) and all specialist consultant documentation incl. but not limited to structural, mechanical, electrical, and hydraulic engineering documentation.
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For Development Application purposes only.

DRAWING ORIGINAL SIZE: A1

C		20/05/2022	FOR REVIEW
B		28/01/2022	FOR REVIEW
A		15/09/2021	FOR REVIEW
Rev.	Date	Description	

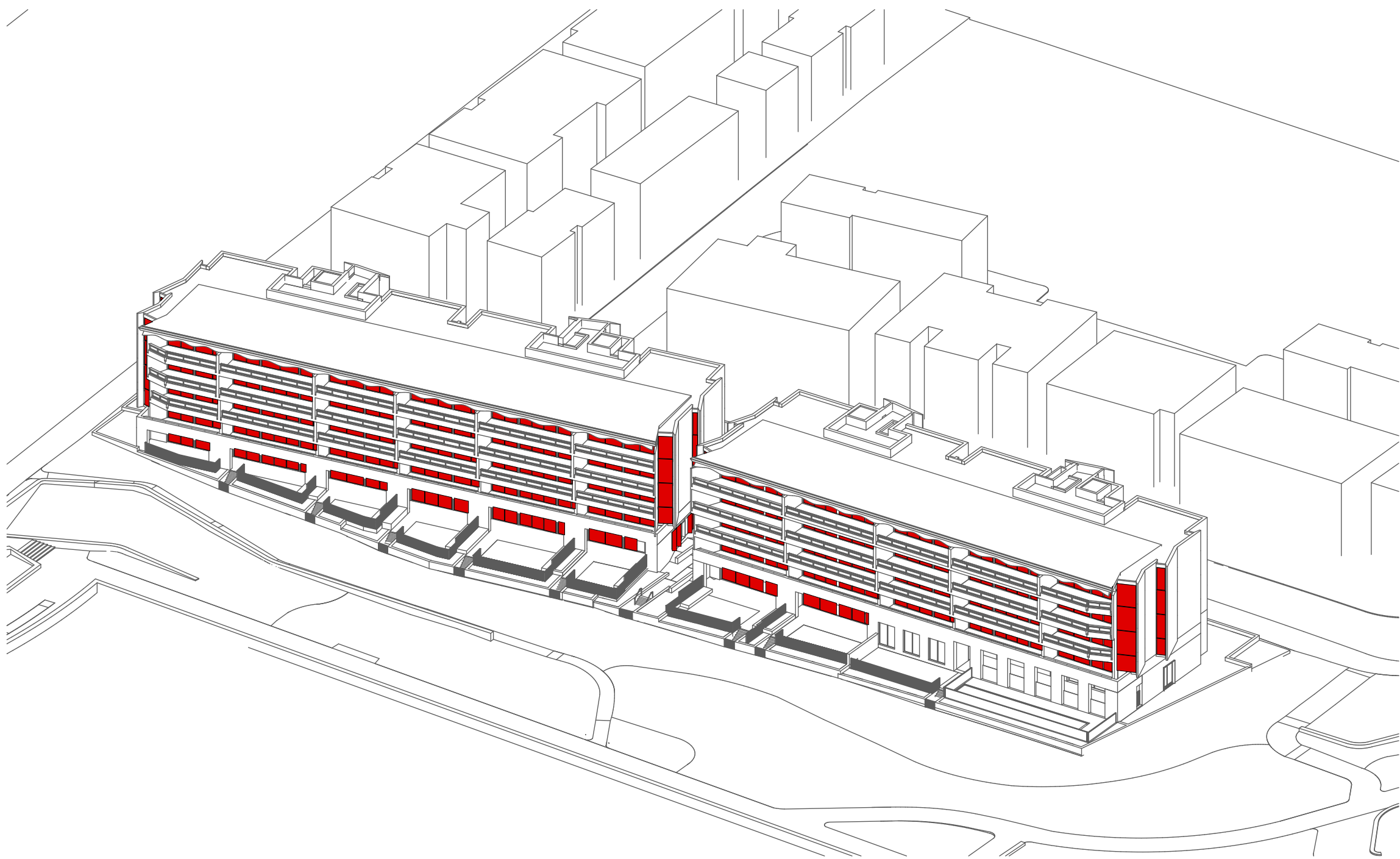
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Project: PRECINCT C2 SHELL COVE				
Site: PRECINCT C2 SHELL COVE				
Client: FRASERS PROPERTY PTY LIMITED				
Scale:	Drawn By: MK / KM	Checked 1: KM	Checked 2: KM	Approved: AC

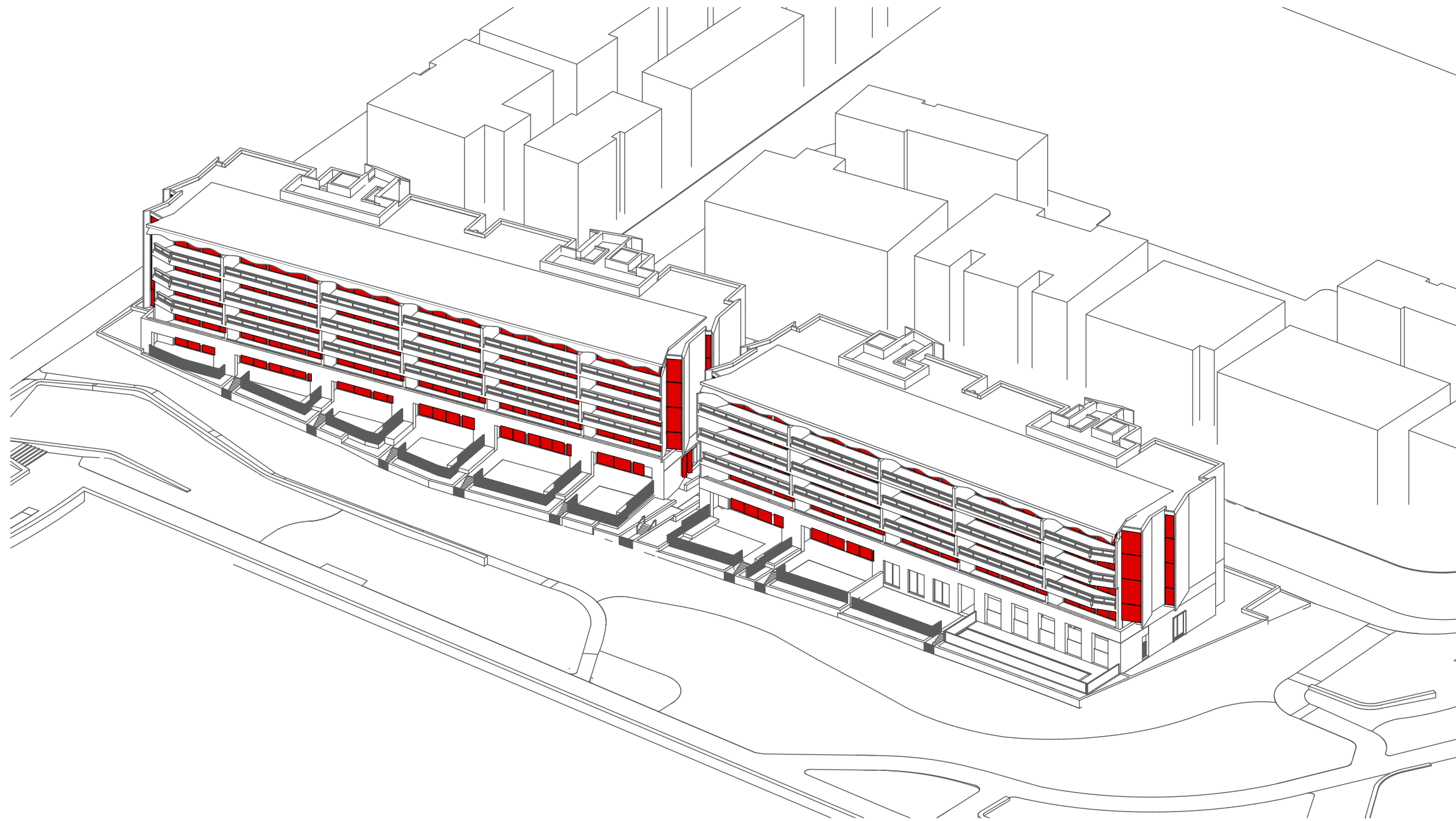
Architect:
Candalepas Associates
Registration No. NSW 57773
Registration No. VIC 19798
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
309 Sussex Street, Sydney NSW 2000
info@candalepas.com.au
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NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: VIEWS FROM THE SUN - 8am-10am	Job Number: 5965
Drawing Number: DA 1601	Issue: C

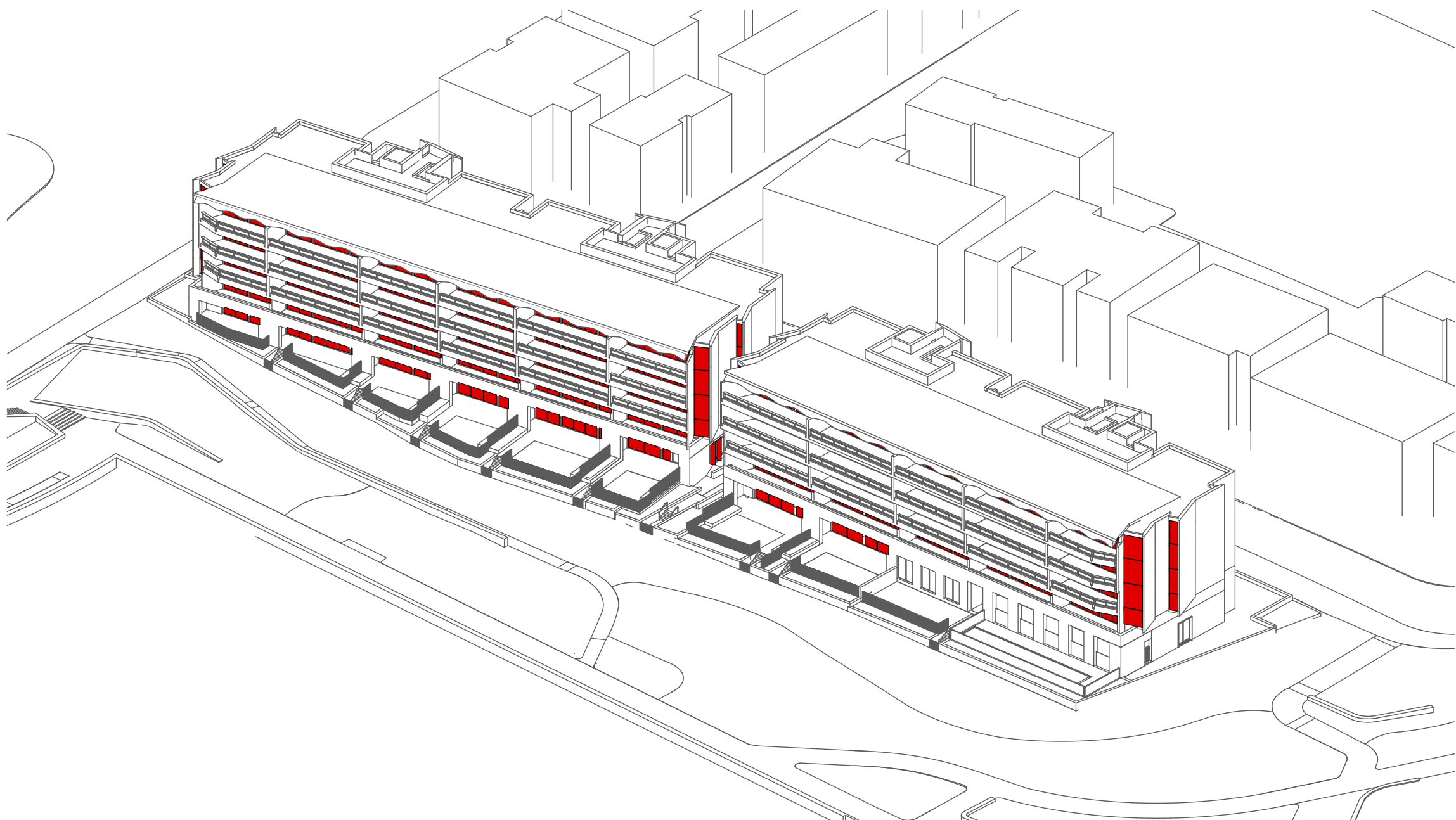
Print Date: Friday, 13 May 2022 6:14 PM



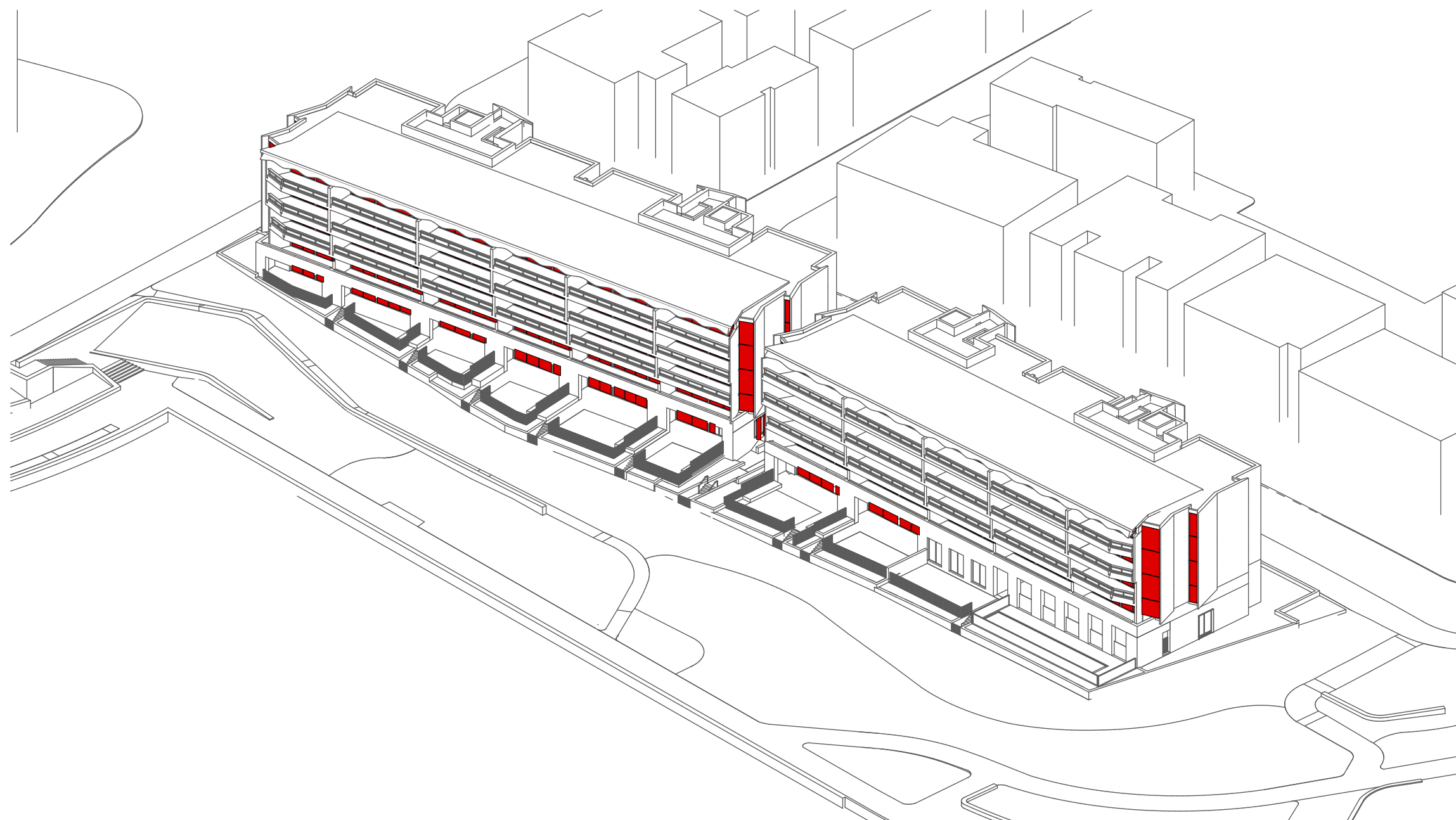
01 View from the sun - 21/06 - 11:00am



02 View from the sun - 21/06 - 11:15am



03 View from the sun - 21/06 - 11:30am



04 View from the sun - 21/06 - 11:45am

DATE OF ISSUE: 13/05/22
REASON: CONSULTANT REFERENCE &
FINAL CO-ORDINATION

W
B
M
Y
C
300mm
250mm
200mm
150mm
100mm
50mm

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For Development Application purposes only.

DRAWING ORIGINAL SIZE: A1

20/05/2022 FOR REVIEW		Description
28/01/2022 FOR REVIEW		
15/09/2021 FOR REVIEW		
Rev	Date	Description
C	20/05/2022	FOR REVIEW
B	28/01/2022	FOR REVIEW
A	15/09/2021	FOR REVIEW

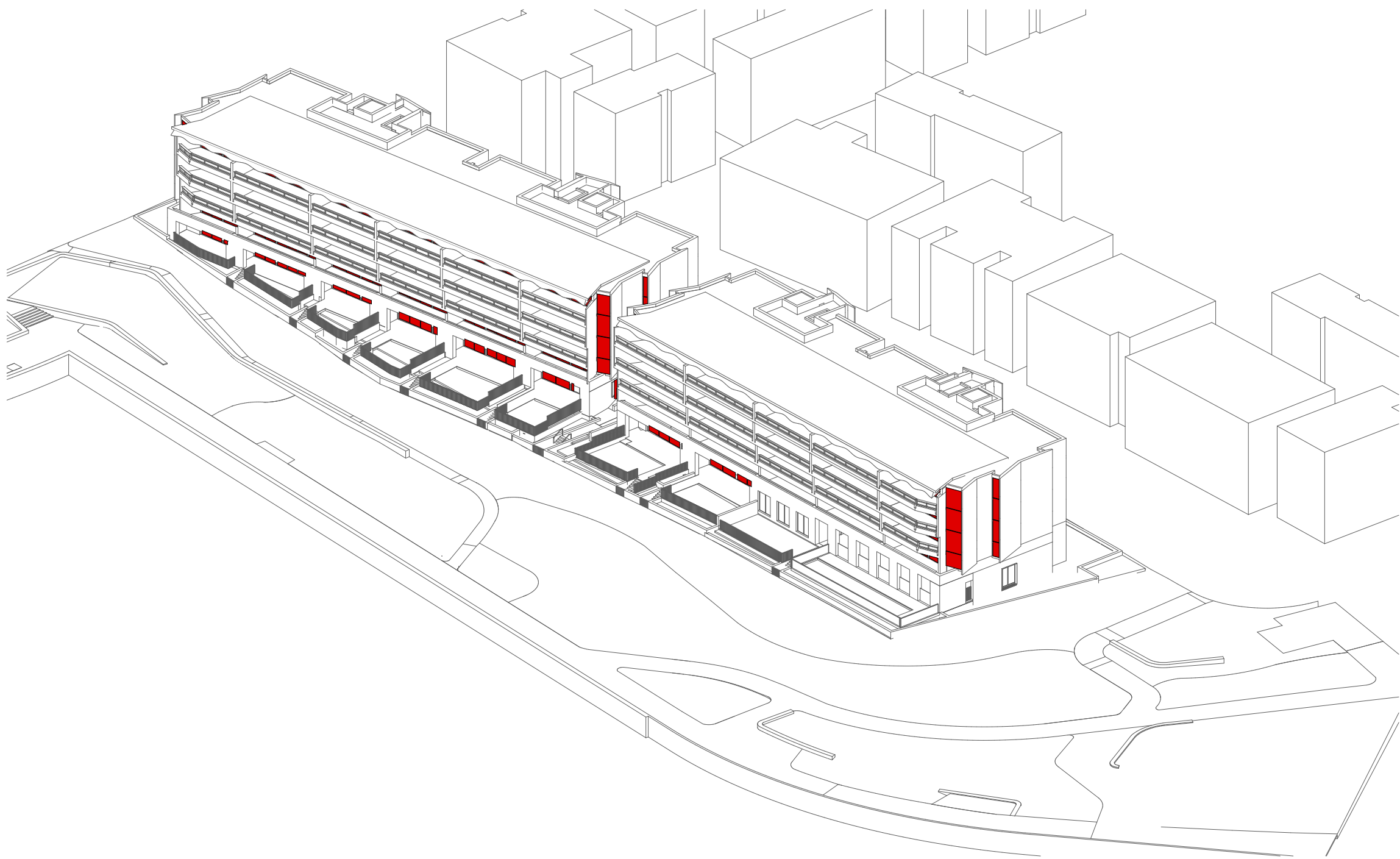
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Project: PRECINCT C2 SHELL COVE				
Site: PRECINCT C2 SHELL COVE				
Client: FRASERS PROPERTY PTY LIMITED				
Scale:	Drawn By: MK / KM	Checked 1: KM	Checked 2: KM	Approved: AC

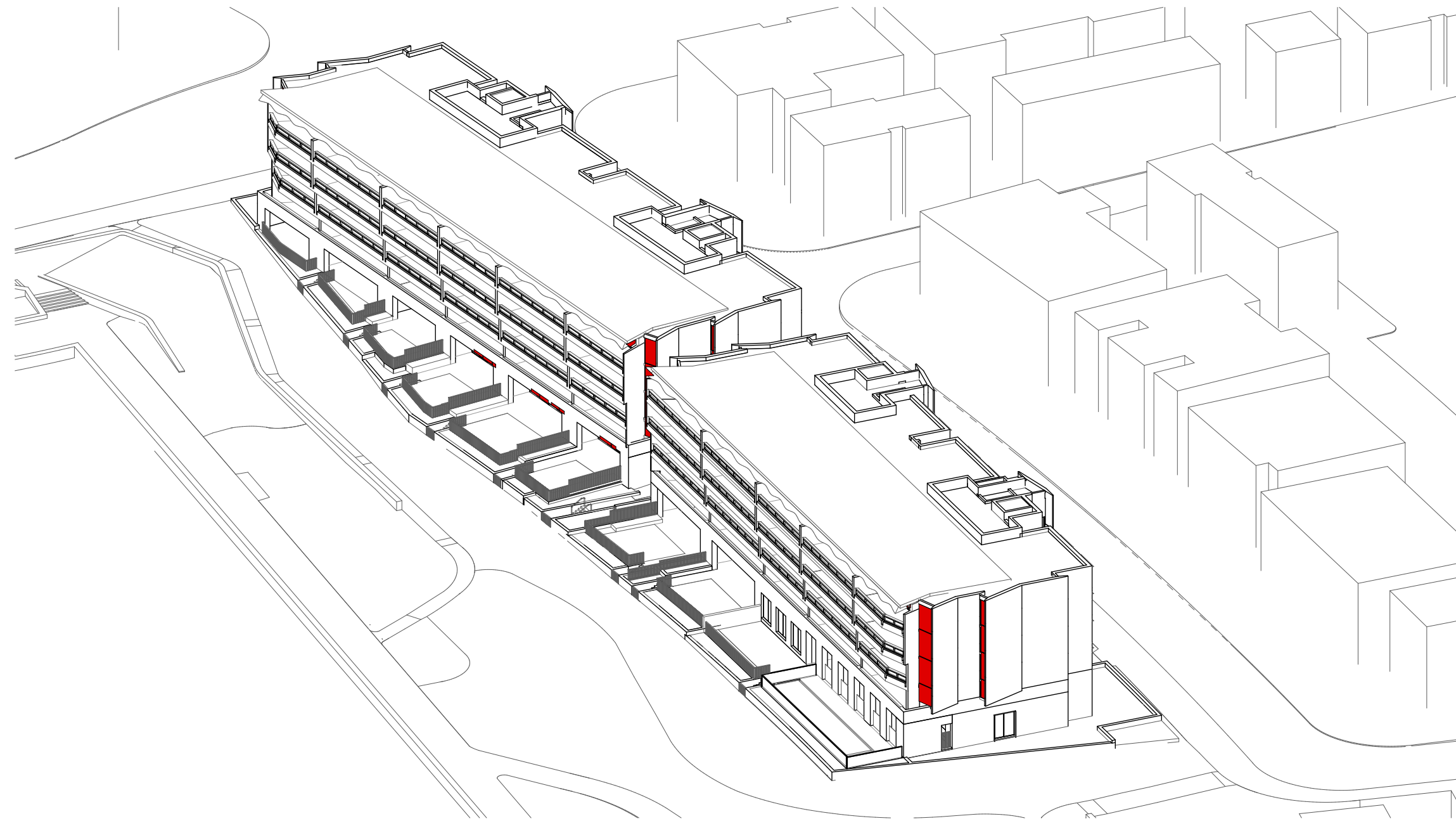
Architect:
Candalepas Associates
Registration No. NSW 5773
Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
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309 Sussex Street, Sydney NSW 2000
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NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: VIEWS FROM THE SUN - 11am-11.45am	Job Number: 5965
Drawing Number: DA 1602	Issue: C

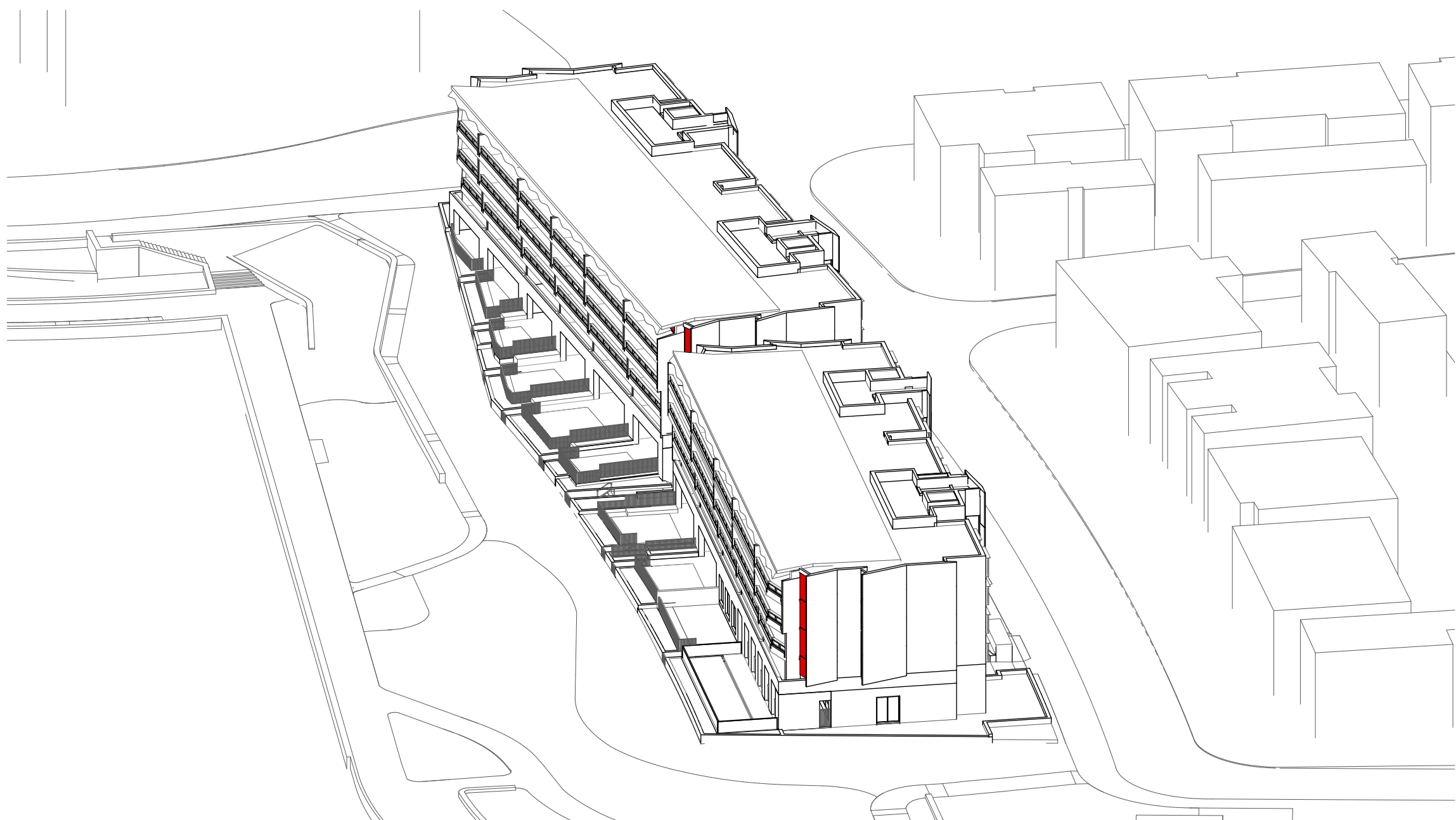
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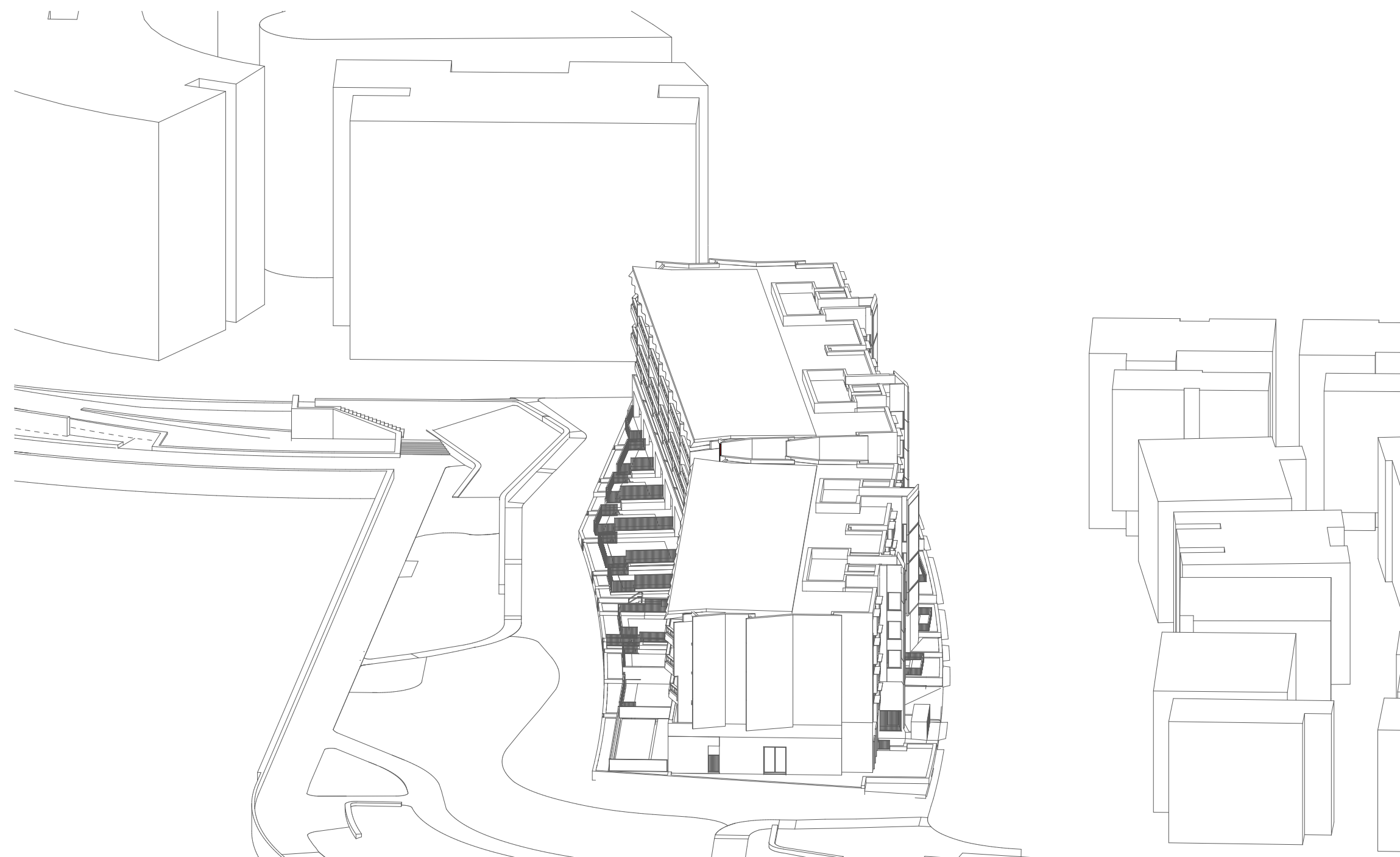
01 View from the sun - 21/06 - 12:00pm



02 View from the sun - 21/06 - 01:00pm



03 View from the sun - 21/06 - 02:00pm



04 View from the sun - 21/06 - 03:00pm

DATE OF ISSUE: 13/05/22
REASON: CONSULTANT REFERENCE &
FINAL CO-ORDINATION

W
B
M
Y
C
300mm
250mm
200mm
150mm
100mm
50mm

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For Development Application purposes only.

DRAWING ORIGINAL SIZE: A1

C		20/05/2022	FOR REVIEW
B		28/01/2022	FOR REVIEW
A		15/02/2021	FOR REVIEW
Rev.	Date	Description	

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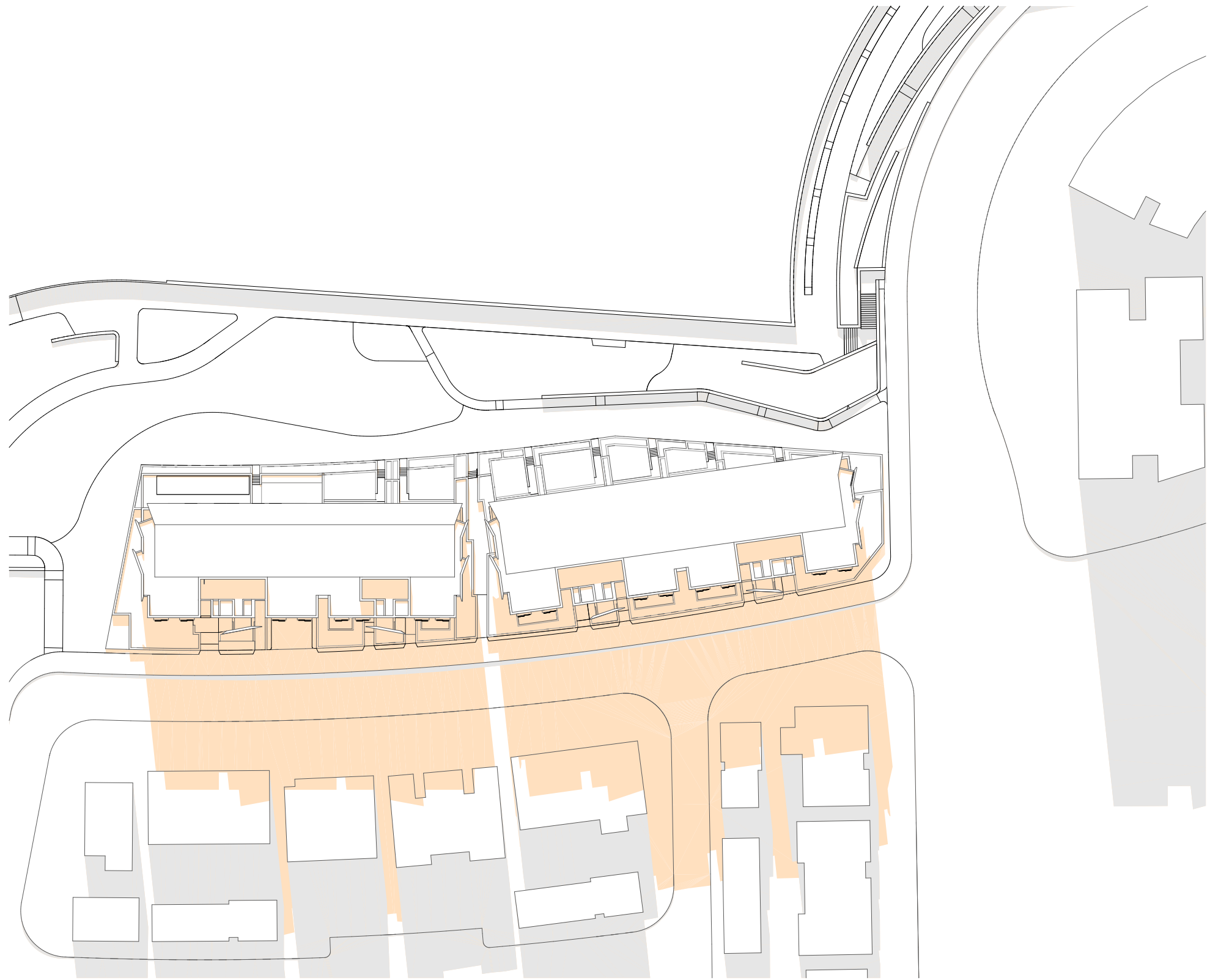
Project: PRECINCT C2 SHELL COVE			
Site: PRECINCT C2 SHELL COVE			
Client: FRASERS PROPERTY PTY LIMITED			
Scale:	Drawn By: JMT	Checked 1: JMT	Checked 2: PK
		Approved: AC	

Architect:
Candalepas Associates
Registration No. NSW 57773
Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
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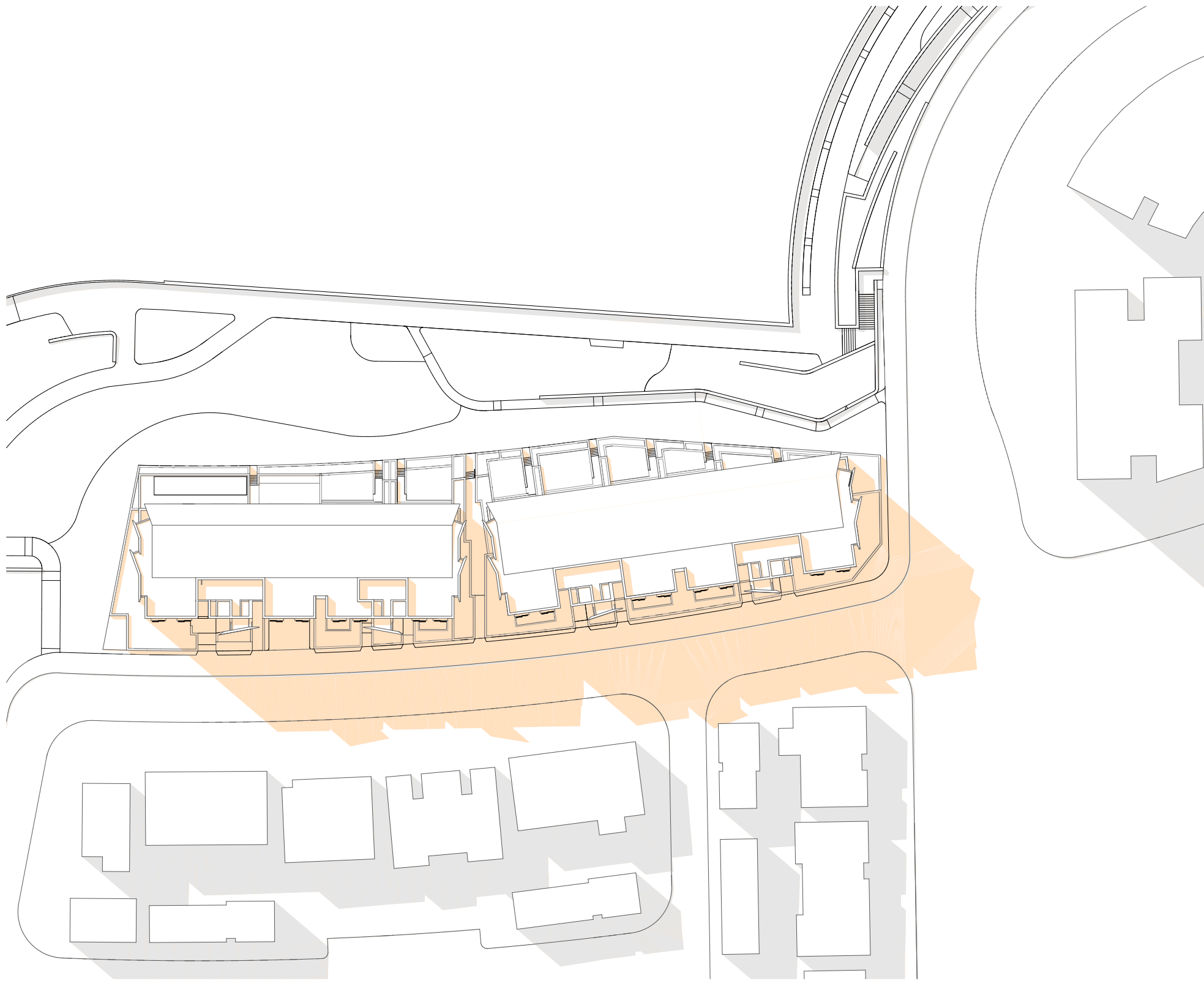
NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: VIEWS FROM THE SUN - 12pm-3pm	Job Number: 5965
Drawing Number: DA 1603	Issue: C

Print Date: Friday, 13 May 2022 6:14 PM

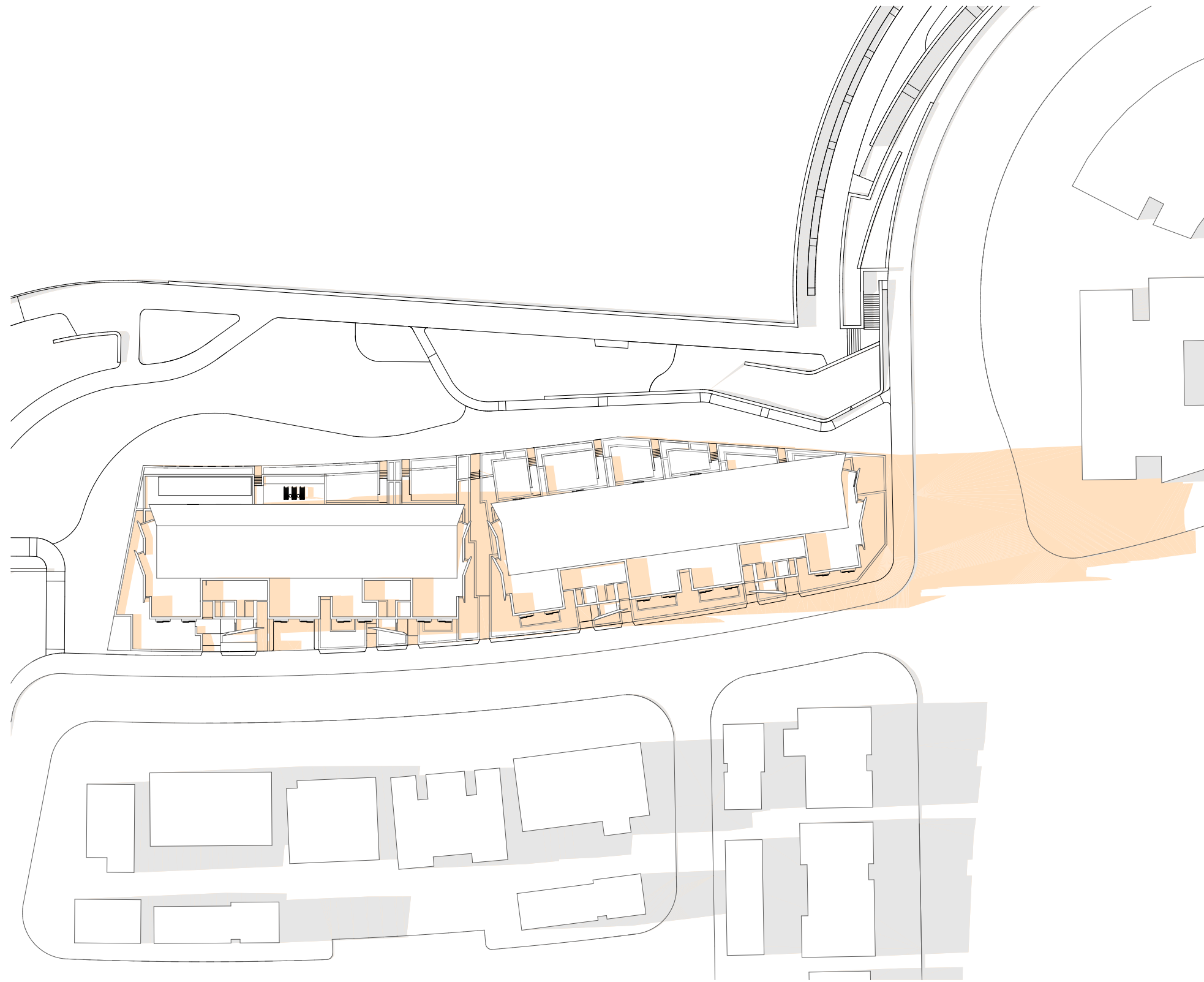
0 50 100 150 200 250 300 W B Y C



01 Shadow Study 21 June at 09:00am
Scale 1:750



02 Shadow Study 21 June at 12:00pm
Scale 1:750



03 Shadow Study 21 June at 03:00pm
Scale 1:750

LEGEND

APPROVED BUILT FORM SHADOW

PROPOSED SHADOW

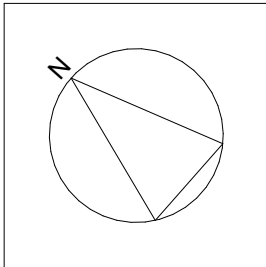
DATE OF ISSUE: 13/05/22
REASON: CONSULTANT REFERENCE &
FINAL CO-ORDINATION

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DRAWING ORIGINAL SIZE A1

C	20/05/2022	FOR REVIEW	Description
B	28/01/2022	FOR REVIEW	
A	18/09/2021	FOR REVIEW	
Rev.	Date	By	

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Project: PRECINCT C2 SHELL COVE				
Site: PRECINCT C2 SHELL COVE				
Client: FRASERS PROPERTY PTY LIMITED				
Scale:	Drawn By: MK / KM	Checked 1: KM	Checked 2: KM	Approved: AC

Architect:
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NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

Drawing: OVERSHADOWING DIAGRAM	Job Number: 5965
Drawing Number: DA 1604	Issue: C

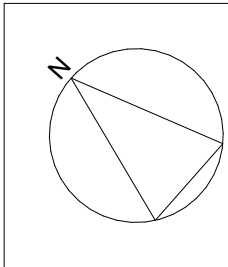
Print Date: Friday, 13 May 2022 5:07 PM

W
B
M
Y
C
300m
250m
200m
150m
100m
50m

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DRAWING ORIGINAL SIZE: A1

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Project: PRECINCT C2 SHELL COVE				
Site: PRECINCT C2 SHELL COVE				
Client: FRASERS PROPERTY PTY LIMITED				
Scale: 1:500 @ A1	Drawn By: MK / KM	Checked 1: KM	Checked 2: KM	Approved: AC

Architect: Candalepas Associates Registration No. NSW 51713 Registration No. VIC 17978 Registration No. WA 2405 Registration No. ACT 2603 Registration No. QLD 5463	
309 Sussex Street, Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477	

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

Drawing: DEVELOPMENT SCHEDULE	Job Number: 5965
Drawing Number: DA 1801	Issue: C

KEY CONTROLS

SHELLHARBOUR LEP 2013
SHELL COVE CONCEPT PLAN (MOD 1)

LOT AREA:	APPROX. 3,482m ² (SURVEY)
MAX STOREYS:	5
MAX HEIGHT:	19m
PERMISSIBLE FSR:	N/A
PERMISSIBLE GFA:	N/A

PROPOSED APPLICATION

NUMBER STOREYS:	5
GFA:	7,380m ²

GFA CALCULATIONS

LEVEL	TOTAL UNITS	RESIDENTIAL	COMMUNAL	TOTAL
LEVEL 4	11	1,515m ²	-	1,515m ²
LEVEL 3	11	1,520m ²	-	1,520m ²
LEVEL 2	11	1,520m ²	-	1,520m ²
LEVEL 1	11	1,520m ²	-	1,520m ²
GROUND FLOOR	8	1,110m ²	195m ²	1,305m ²
TOTAL	52 UNITS	7,185m ²	195m ²	7,380m ²

UNIT MIX

LEVEL	2 BED	3 BED	TOTAL
LEVEL 4	3	8	11
LEVEL 3	3	8	11
LEVEL 2	3	8	11
LEVEL 1	3	8	11
GROUND FLOOR	2	6	8
TOTAL	14 UNITS (26.9%)	38 UNITS (73.1%)	52 UNITS

UNIT SCHEDULE

	3 BED	2 BED	3 BED	3 BED X LARGE
INT. AREA	131m ²	95m ²	128m ² - 132m ²	140m ² - 142m ²
EX. AREA	95m ²	26m ² - 105m ²	19m ² - 81m ²	26m ² - 96m ²
SEPP 65 ADG COMPLIANCE	95m ² INT. AREA 12m ² EX. AREA	75m ² INT. AREA 10m ² EX. AREA	95m ² INT. AREA 12m ² EX. AREA	95m ² INT. AREA 12m ² EX. AREA

ADG STORAGE SCHEDULE

	3 BED	2 BED	3 BED	3 BED X LARGE
INT. STORAGE	10.35m ³	6.22m ³	7.71m ³	7.63m ³
BASEMENT STORAGE	4.00m ³ (MIN.)	4.00m ³ (MIN.)	4.00m ³ (MIN.)	4.0m ³ (MIN.)
TOTAL STORAGE	14.35m ³ (MIN.)	10.22m ³ (MIN.)	11.71m ³ (MIN.)	11.63m ³ (MIN.)
SEPP 65 ADG COMPLIANCE	10m ³ INT. STORAGE 50% INT. STORAGE	8m ³ INT. STORAGE 50% INT. STORAGE	10m ³ INT. STORAGE 50% INT. STORAGE	10m ³ INT. STORAGE 50% INT. STORAGE

REFER TO DA 1807 FOR APARTMENT STORAGE DRAWINGS.

CAR PARKING

LEVEL	TOTAL RESIDENTIAL CAR SPACES	TOTAL VISITOR CAR SPACES	TOTAL	ACCESSIBLE RESIDENTIAL SPACES	TANDEM SPACES
BASEMENT 1	39	12	51	2	10
BASEMENT 2	52	14	66	4	14
TOTAL	91 (INC. 6 ACCESSIBLE)	26 (INC. 1 ACCESSIBLE)	117	6	24
REQUIREMENTS	78 SPACES DCP 2B & 3B = 1.5 SPACES	26 SPACES DCP 2B & 3B = 0.5 SPACES	104	6 SPACES 100% OF ADAPT. UNITS	23 SPACES DCP 20% OF TOTAL SPACES

BICYCLE PARKING

LEVEL	BICYCLE SPACES
BASEMENT 1	18 BICYCLE SPACES (6 FLOOR MOUNTED & 12 WALL MOUNTED)
BASEMENT 2	5 BICYCLE SPACES (FLOOR MOUNTED)
TOTAL	23 BICYCLE SPACES (47% FLOOR MOUNTED)

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REASON: CONSULTANT REFERENCE & FINAL CO-ORDINATION

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